BENGALURU WEST CITY CORPORATION

<u>TENDER FOR THE</u>:- OPERATING, SUPERVISION AND MAINTAINANCE OF Dr.C. ASHWATH KALA BHAVANA AUDITORIUM AT N.R. COLONY IN WARD NO – 198 (154) IN BASAVANAGUDI DIVISION.

Office of the
Executive Engineer
Special cell, BWCC, 1st floor,

BDA Complex, 3rd block, Rajajinagar,
(Near RTO Office)Bangalore

BENGALURU WEST CITY CORPORATION

Office of the Executive Engineer, Special cell, BWCC, 1st floor, BDA Complex, 3rd block, Rajajinagar,(Near RTO Office)Bangalore-560010.

Ph: E-Mail ID:

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BENGALURU WEST CITY CORPORATION

Office of the Executive Engineer, Special cell, BWCC, 1st floor, BDA Complex, 3rd block, Rajajinagar,(Near RTO Office)Bangalore-560010.

Ph: E-Mail ID:

REQUEST FOR PROPOSAL (RFP)

(TWO TENDER DOCUMENT SYSTEM)
(Through **GOK Karnataka Public Procurement Portal** only)

Subject:- OPERATING, SUPERVISION AND MAINTAINANCE OF Dr.C. ASHWATH KALA BHAVANA AUDITORIUM AT N.R. COLONY IN WARD NO – 198 (154) IN BASAVANAGUDI DIVISION.

** ** * *

Bengaluru West City Corporation proposed to lease out the Dr.C. ASHWATH KALA BHAVANA AUDITORIUM **at** AT N.R. COLONY IN WARD NO – 198 (154) IN BASAVANAGUDI DIVISION**.**, to operate **for a period of 3years** "***As is Where is Basis"*** for supervision and maintenance of **Auditorium**, from the interested company/firms/sports promoting bodies etc.,

Bengaluru West City Corporation invites Tender for OPERATING, SUPERVISION AND MAINTAINANCE OF Dr.C. ASHWATH KALA BHAVANA AUDITORIUM AT N.R. COLONY IN WARD NO – 198 (154) IN BASAVANAGUDI DIVISION from the interested company/firms/ Cultural events promoting bodies etc., who have got experience & expertise in the above field may submit tender for the above said **Auditorium** along with the following information in duplicate.

- Bidders should be registered with the IT, ESI, PF, Labour Department and Other statutory authority of GOK.
- General details of the company, firms, etc., along with full information pertaining to the organization.

- Past three years audited financial statements along with details including annual turnover, income and net cash accruals certified from the chartered accountant.
- At least minimum of three years experience certificate for the maintenance of **Auditorium** from the competent authorities, BWCC concerned officer (not below the rank of Executive Engineer) and Bidders should not be a defaulters by payment which is due of any kind of revenue or contract amount to BWCC are not eligible to participate in the tender process, & day to day maintenance, up keeping the **Auditorium** in good condition, providing watch & ward of **Auditorium** and its associated buildings maintenance and also for collection of fees etc.
- Business model for sharing of revenues.
- Any other relevant information's for assignment.

The complete details including terms and conditions (RFP) may be down loaded from the website the Government of Karnataka (viz., https://kppp.karnataka.gov.in) through e-procurement portal. The Tender may be uploaded through KPP portal only on or before .

Executive Engineer
Special cell
Bengaluru West City
Corporation

Copy to:

1. Copy submitted to the Chief Commissioner GBA for kind information.
2. Copy submitted to the Commissioner BWCC for kind information.
3. Copy submitted to the Addl. Commissioner (Developments) BWCC for kind information.
4. Copy submitted to the Chief Engineer, Malleshwarm Zone for kind information.
5. Copy submitted to the Superintendent Engineer, Malleswaram Zone for kind information.
6. Copy submitted to the Tender bulletin officer, GBA for requesting to publish the tender notification in tender bulletin.
7. Copy submitted to Chief Auditor and Chief Account officer for kind information.

8. Copy submitted to A.C.F Malleshwarm Zone for kind information.
9. Copy to CPRO with request to make arrangements for publication of notification in two leading daily Kannada and English News papers.
10. Copy to Acct. Suptd /Cashier of division office for needful.
11. Copy to I.T. Advisor with Soft copy for needful action to place in the GBA website.
12. Notice Board / Office copy.

Contractor
Executive engineer

BENGALURU WEST CITY CORPORATION

No: EE/SD/TEND/14/2026-27

Office of the Executive Engineer

Special Division

2nd Floor, 19th Main, 2nd Block, Rajajinagar

BENGALURU-560 010

Date :27-07-2026

INVITATION FOR TENDER (IFT)

Short Term Tender Notification

Two cover System

(Through GOK KPP Portal only)

The Executive Engineer (Special Division), BWCC, Bengaluru invites Bids on behalf of the Commissioner, Bengaluru West City Corporation for the following services from reputed Service Provider for the below Service through kpp portal www.kppp.karnataka.gov.in.

Sl No.	Name of Work	Three years base price in Rs	EMD Amount in Rs.	Tender processing fee (Rupees)	Period for maintenance work
1	OPERATING, SUPERVISION AND MAINTAINANCE OF SKATING RINK AT CT BED GROUND, WARD NO 199(164) IN	78,00,000	1,56,000/-	As per e-Procurement portal	3 Years

	BASAVANAGUDI DIVISION				
2	**OPERATING, SUPERVISION AND MAINTAINANCE OF BADMINTON COURT IN, 3RD FLOOR, NR COLONY , WARD NO 198(154) IN BASAVANAGUDI DIVISION**	**42,00,000**	**84,000/-**	**As per e-Procurement portal**	**3 Years**
3	**OPERATING, SUPERVISION AND MAINTAINANCE OF DR. C ASHWATH KALA BHAVANA AUDITOPRIUM AT N R COLONY IN, WARD NO 198(154) IN BASAVANAGUDI DIVISION**	**53,55,000**	**1,07,100**	**As per e-Procurement portal**	**3 Years**

Calendar of Events:

1.	**Date of Commencement of Download of Document from kppp website http://kppp.karnataka.gov.in:**	**From 30/07/2026**
2.	**Date and Time of Pre-bid Meeting :**	**On 03/08/2026 at 16:00 hrs.**
3.	**Last Date and Time for uploading tenders in kpp Portal**	**On 07/08/2026** **Upto 16:00 hrs.**
4.	**Date and Time of Opening Technical Bid**	**On 10/08/2026 @ 16:30 hrs.**
5.	**Date and Time of Opening Financial Bid**	**On 12/08/2026 @ 16:30 hrs. (If possible)**

The RFP is open to all Service Provider / Bidder / Participant in the e-procurement platform. The detailed RFP with the Bid document can be downloaded from the e-procurement portal.

Contractor
Executive engineer

A) **Request for Proposal (RFP) Document may be downloaded from the Government of Karnataka e – Procurement Website www.kppp.karnataka.gov.in under login for Service Provider / Bidder / Participant. After login to Service Provider / Bidder / Participant, please scroll down to the right side bottom to see List of Tenders, please click there to find the Details of Letter of Invitation and download copy of the RFP Document. The RFP Document can be downloaded in the Portal as per the prescribed Date and Time published in the Portal. Only interested Service Provider / Bidder / Participant who wish to participate shall remit online Transaction Fee for the RFP Document after registering in the Portal. The Transaction Fee is non-refundable.**

B) **Service Provider / Bidder / Participant can access RFP documents on the website, fill them and submit the completed RFP documents into electronic tender on the website http://eproc.karnatka.gov.in/ after submitting the EMD and tender processing fee in the form of e-payment. EMD of the unsuccessful bidders will be refunded only after issue of work order to successful bidder.**

C) **Pre-bid meeting will be held in the office of the Executive Engineer, (Special Division), 2nd Floor, 19th Main Road, 2nd Block, Rajajinagar, Bangalore 560010, Bidder should attach all the scanned copies of certificates pertaining to their eligibility criteria, qualification information documents, failing which the bid will not be considered. No physical documents shall be considered. Also all scanned copies should be visible and should have clarity.**

D) **Any effort by the bidder to influence the client in the bid evaluation, bid comparison or contract award decision results in rejection of the Service Provider / Bidder / Participants bid.**

E) **A successful bidder will have to execute an agreement with Executive Engineer, (Special Division), BWCC within 15 days upon receipt of intimation along with performance Security as per contract price in form of Bank Guarantee obtained from a Nationalized Bank / Scheduled Bank payable at Bengaluru. The bidder shall supply the man power with all earnestness within seven days from the date of issue of work order, failing in such cases the performance security will be forfeited by presuming that he is not interested in the work and action will be taken to get the work executed through alternate agency.**

F) **The Bengaluru West City Corporation reserves the right to accept / reject any or all tenders without assigning any reasons.**

G) **Corrigendum/ modifications / corrections, if any, will be published in the website only.**

H) **Further details of work can be obtained in the office of the the Executive Engineer, (Special Division), 2nd Floor, 19th Main Road, 2nd Block, Rajajinagar, Bangalore 560010, on all working days between 3:30 pm - 5:30 pm.**

I) **GOK Kpp portal http://kppp.karnataka.gov.in for registration and e-payment details contact e-Procurement Helpdesk at 080-8022631200, 080- 8046010000.**

Sd/-

EE-Special Division (BWCC Zone-2)

Copy Submitted to the:

1)Hon'ble Commissioner, BWCC for kind information.
2)Additional Commissioner (BWCC)/ Additional Commissioner (Finance) for kind information.
3)Chief Engineer (BWCC Zone 2) for kind information.
4)Superintending Engineer (BWCC Zone 2) for kind information.
5)DCF for kind information.
6)Public Relation Officer, BWCC for information and to publish in two leading National Newspapers in Kannada and English.
7)Notice board / Office Copy.

Executive Engineer

Special Division, BWCC Zone-2

I . Eligibility Criteria

The following are the important documents are to be uploaded for technical evaluation. (Mandatory).

a) The bidder should upload registered certificate of I.T, (Pan card or IT payment certificates, etc.) .
b) Bidder should enclose minimum of three years' experience certificate of the maintenance of Auditorium below the rank of Executive Engineer in case of Auditorium belongs to BWCC) State Government / Public Sector under taking / any other reputed private organizations/sports authority organizations.
c) Bidders should submit their **company profile.**
d) Copies certified from the chartered accountant shall be uploaded pertaining to the audited financial statements along with the details of annual turnover, income and net cash accruals from past 3 years.
e) The bidders should upload the certificate issued from the labour department.
f) Participants should be resident in Karnataka state for the past 5 years

II. TERMS AND CONDITIONS

1. The tender is purely through e-Procurement portal only (Two-cover system).
2. **RFP document should be uploaded through e-Procurement portal only.**
3. General details of the company, firms, sports promoting bodies etc., along with full information pertaining to the organization.
4. Experience in the relevant field like, details of experience to carryout coaching for roller skating & day to day maintenance, up keeping the Auditorium in good condition,

providing watch & ward for Auditorium, its associated building maintenance and also for collection of fees etc.

5. Business model for sharing of revenues.
6. Any other relevant information's for assignment.
7. The manual submission of documents will not be entertained (RFP documents to be uploaded through e-Procurement portal only)
8. **Bidders should submit their EMD of Rs107100 and tender processing fee in the form of e-payment through e-Procurement Portal (Credit Card, Direct Debit, National Electronic Fund Transfer (NEFT).**
9. Any reputed Individual / Company registered with I.T, E.S.I, P.F, Labour Department, valid PWD Class-1 License and other statutory authority of Government of Karnataka Organizations are eligible to apply.
10. **Only after e-payment through e-procurement portal the RFP documents may be downloaded**.
11. The successful Bidders should pay **5% of the quoted / bid amount shall be paid as Additional security deposit through Bank Guarantee.**
12. The successful Bidders should pay the **rent amount as per the schedule mentioned.**
13. The Dr.C. ASHWATH KALA BHAVANA operation will be permitted to successful tender after execution of an agreement on stamp paper and on payment as per Payment Schedule, In case the bid amount / tender amount is not paid within the stipulated time the BWCC is at liberty to forfeit the earnest money deposit and take further action to call for Re-tender by holding him responsible with risk and Cost for any losses incurred to the BWCC such Bidders shall loose his right to participate in retender again.
14. **The assigned work total duration is Three years only**.
15. For any type of breach of agreement or any other relevant causes BWCC is entitled to cancel the tender.
16. No Joint Venture / Consortium are permissible
17. Bidders can access tender documents on the website, fill them and submit the completed tender document into electronic tender on the website the Government of Karnataka (viz., https://kppp.karnataka.gov.in)

18. Liability of insurance for employees has to be compulsorily taken and also to the equipment's.

19. Presentation regarding the methodology for operation and maintenance to be given before the Financial bid opening.

Payment Schedule table

Payment schedule	Three-year Rent Amount (36 Months Rent)	Within 7 Days from Date of LOA

III. GENERAL CONDITIONS: -

1 The successful bidder agrees to abide the terms and conditions prescribed by the Competent authority

2 After payment for RFP document which is as per e-procurement portal norms the RFP document may be downloaded.

3 In the event of the successful bidder committing breach of any of the conditions of the Contract, the competent authority reserves the right to cancel the Lease forthwith and to enter upon the leased property without payment of any compensation and without assigning any reasons whatsoever to the Lessee.

4 During the contract period, for any casualties, accidents deaths, etc., the BWCC is not responsible and for which BWCC will not pay any compensation for the same.

5 If any casualties, accidents, deaths etc., are noticed repeatedly for three times in a year the contract will be terminated.

6 Electricity consumption charges and water supply consumption charges are to be born by the Lessee only within the stipulated period.

7 The BWCC always empower to penalize up to 25% of the bid amount (Penalty) for Lessee for any breach of contract.

8 The Bidders shall solely be responsible for the payment of minimum wages, allowance, bonus, gratuity and other benefits as per minimum wages act to its employees and responsible for the welfare of its employees as per the various labour legislations and regulations in force from time to time.

9 The Bidders shall solely be responsible for any commission or omission of its employees.

10 The Bidders shall maintain the required number of personnel to the Dr.C. ASHWATH KALA BHAVANA and shall arrange replacement as necessary at its own expenses. In case of sickness, absentees and leave of its employees or the absence of the personnel for any reason whatsoever. Alternative arrangement should be made.

11 The Bidders shall arrange regular periodical / surprise checks to supervise the performance of the Dr.C. ASHWATH KALA BHAVANA.

12 The Bidders shall maintain all records, register and such other required compliances contemplated under the provisions of all the relevant statues which interlaid include the Contract labour (Regulation and Abolition), Act, Provident Fund act and rules payment of wages act and other relevant statues in force from time to time.

13 The duration of duty is eight hours per day per person. To keep the efficiency and alertness the overtime will be kept to the barest minimum.

14 The bidder should be in position to Appoint persons with good speaking of Kannada and English with minimum required qualification.

15 The successful bidder shall comply with all the provisions of the labour act and any other applicable acts and rules and he shall solely be liable to any proceedings / actions / payment of penalties for any violation and non – compliance. It would be the responsibility of the Bidders to give weekly holidays and other facilities to each of the person as per the provisions of the applicable acts & rules.

16 The successful bidder shall be solely responsible for the safeguarding of the entire properties / equipment's of the BWCC assigned to them and any theft / loss / damages arising out of any lapse / negligence shall be rectified by the Bidders within a period of 15 days from the date of the incident failing which the BWCC shall invoke the bank guarantee submitted by the Bidders and the contract is liable to be terminated.

17 If there is any lapse in providing the assigned service, same will be carried out by BWCC and the expenditure incurred for the same will be recovered from the Bidder

18 The EMD amount of the Successful tender will be retained by BWCC till the Additional security deposit is submitted.

19 In addition to above further security deposit of 10% of contract value Through Bank Guarantee (Nationalized/Scheduled Banks Only) to be paid through D.D. in favor of **Executive Engineer, Special cell, BWCC** and same will be released after successful completion of the service / work.

20 The Security Deposit will be released after successful completion of assigned contract period of work

21 BWCC is not responsible for non-payment supposed to be paid by the bidder to any of his men / sub Bidders/ Companies / boards etc.,

22 Any disputes on the points between the Engineer–in Charge and Contractor shall be referred to the Commissioner, BWCC whose decision shall be given in writing which will be final and legally binding on the Contract.

23 If BWCC notices any lapses in performance of the assigned work, FSD will be forfeited and all other General contractual obligation stipulated under the tender document for procurement of Services.

24 Bidders have to meet the cost of Maintenance, salary of personnel's, along with cost of water charges and electricity charges during the tender period of the Dr.C. ASHWATH KALA BHAVANA.

25 **The Commissioner, BWCC, Bangalore reserves the right either to reject or to accept any tender without assigning any reason before or after finalization of the Tender.**

26 The date of permission of the gate fee collection as notified in tender is subject to variation. If there is any delay in accepting the tender or other unavoidable delay for which no compensation will be paid to Bidders by the BWCC.

27 The security Deposit for the due performance of his contract till the end of the contract period, During the period of contract if any loss caused to the BWCC Property due to the negligence of the Bidders such loss and the amount of fines levied will be recovered from the amount deposited by him.

28 The accepted Bidders is bound to abide by any other terms and conditions that may be insisted by the Commissioner-BWCC from time to time and he will have no right for claiming any remission or compensations in the contract amount under any circumstances.

29 **For technical eligibility all the documents mentioned in the eligibility criteria are to be uploaded compulsorily within the time frame and technical evaluation aggregate marks should be more than 75 (Final discretion is rest with BWCC).**

Sl. No	Description	Marks
1	Name & Address of the Company and attach the Profile of the company.	10
2	the IT, ESI, PF, Labour Department and Other statutory authority of GOK	10
3	Income Tax return filed by the Service Provider for the last two years (financial years 2020-21 to 2024-25) two times the amount put to tender	10
4	Technical staff and manpower	20
5	Site visit and methodology presentation	10
6	Bidder to submit Running, Operating, Maintaining & Supervising experience certificate for Running, Operating, Maintaining & Supervising of at least in 2 such similar works	40

30 The Departmental Collection if made directly during the contract period for violation of any terms and conditions will not be refunded.

31 The Bidders shall not sell or transfer or sublet the contract in contravention of these conditions will result in cancellations of contractor.

32 The Bidders is bound to issue admission tickets got printed by him at his own cost as approved by the Commissioner

33 The Bidders shall not collect the entrance fee at the rates other than those specified in notification.

34 The BWCC is not liable for any loss or damages occurred during the period of contract which the Bidders may incur in respect of this contract for any reason what so ever. He is also responsible for the damages caused to the BWCC property at the above place.

35 The Bidders will be liable to keep the Auditorium vacant for the use of the BWCC to conduct events etc., Minimum of 7 working days during the contract period.

36 The Bidders shall maintain the complaint book within the premises of the Auditorium.

37 The Bidders shall exhibit the Instructions, Approved rates of entrance fee and timing of each batch Etc.On the notice boards which will be displayed at the entrance of the Auditorium.

38 The Auditorium can be closed for 7 days / annum for cleaning or repairs for which no rebate will be allowed to the successful Bidders.

39 The bidder shall open a register and keep an account of the persons enter the Auditorium every day for each Session which shall be kept open for the inspection of the authorized officials of the BWCC at any time.

40 BWCC name board should be displayed at the entrance of the Auditorium

41 The Auditorium shall be kept open on all the days except on weekly Holiday declared by the Commissioner BWCC.

42 The Auditorium shall remain closed on Maintenance period.

43 The Bidders is fully responsible and Accountable for any injuries or fatal accidents to the viewers that may occur during Contact period

44 Persons holding venereal and contagious diseases are prohibited from entering into the Auditorium.

45 Person Indulge in mis-behavior shall leave court on the direction issued by the person on duty.

46 Such other clauses for getting admission to use of the Auditorium will be liable whenever notified by the Commissioner, BWCC or any other officer duly authorized by him.

47 The BWCC reserve the rights of the inspection of the Auditorium by the concerned officers to up keep of the Auditorium.

48 Successful bidder should have experience in handling the public.

49 The BWCC is not be responsible for any loss/losses which may result due to power failure, machine failure, and any other circumstances and cause

50 In addition to the other conditions, general conditions are subscribed on the Notice Board kept at the entrance of the Auditorium for regular guidance of the Users. Those regulations are to be followed strictly.

51 Contravention of any of the above terms and Conditions of this notification and the agreement shall entitle for cancellation of the contract by the Commissioner BWCC.

52 The concerned Executive Engineer /Assistant Executive Engineer / Assistant Engineer / Junior Engineer will supervise the Booking, if any violation of conditions observed by the officers of the BWCC will take necessary action against the Bidders.

53 The Required minimum staff for maintenance is to be deployed by the Bidders. at his own cost.

54 The Security arrangements have to be provided by the Bidders all round the clock at his own cost.

55 The successful bidder has to appoint experienced personnel and to bear the entire cost of his establishment as per prevailing rules and regulations.

56 The successful bidder appoint only trained Personnels at his own cost with utmost care.

57 The expenses towards the required cleaning, Electricity consumption charges and water consumption charges towards and other repairs etc., required for maintaining the Auditorium in a satisfactory condition is to be born exclusively by the bidder only.

58 The successful bidder agrees to hand over possession of the Auditorium to the Lessor in the working condition.

59 The successful bidder should withdraw the personals appointed by him immediately after the tender period is completed and the Lessor will not appoint them or continue them in service after the Lease period is completed under any circumstances.

60 **For delay in payment of agreed amount the Lessee is liable to pay an interest amount at the rate of 18% per annum.**

61 Minimum of 2-3 no.of Cultural events (Both for ladies and for gents) should be conducted in a year to teach to learn Cultural skills

62 D.G. backup should be installed and maintained.

63 Strictly the Auditorium, bath room, toilets etc., should always be maintained in hygienic condition.

64 First Aid box should be kept in the premises of the Auditorium area to attend casualties if any.

65 Successful bidder should pay minimum wages to Staff including all taxes as applicable time to time.

66 **BWCC is empowered to change any conditions of contract whenever required**.

67 **All the documents in original are to be submitted to this office before execution of agreement, otherwise EMD and FSD will be forfeited and the tenderer will be rejected.**

68 Safety equipment like first aid kit, Ambulance tie up with nearest hospitals with facilities, oxygen, and telephone are to be always available in the Auditorium premises.

69 Safety and security measures are to be taken and should demonstrate before executing agreement.

70 Staff should be qualified and should produce -1 Nos.

71 Trained Personel. -1 Nos.

72 Preference given to those who have got experience in maintaining Auditorium of Govt sector/BWCC/Public undertaking /private, etc.

73 Minimum in 2 shifts security and safety personnel should be engaged (At least one in each main entrance).

74 The Tender is a Two Cover Tenders System Consisting of

a. **Technical Bid**: The Technical bid should contain EMD, details of technical,- financial and managerial capabilities experience to Execute the said work as per the requirements and all the requirements mentioned in the eligibility criteria.

b. **Financial Bid**: The financial bid should contain only the **price bid**. For such of those bidders, whose technical bids do not satisfy the eligibility criteria their financial bids **will**

not be considered and the tenders will summarily be rejected.

75 Non submission of the tender attracts action as per conditions stipulated in the rules of registration of Contractors.

76 **The E.M.D. will be forfeited for non-submission of tender**. Successful bidders should submit the E.S.I. and P.F. certificate obtained from the concerned department to the labours and to officials.

77 Safety and security measures are to be taken and should demonstrate before executing agreement.

78 Successful bidder should quote total bid amount for 3 years in a single lump. (As shown in Format VII).

79 Only the bidders **who qualifies in technical evaluation (cover no. 1) they will be eligible for opening the financial bids (cover no.2)**

80 Successful bidder who are defaulters in payment of any kind of revenue and contract amount to the BWCC **are not eligible to participate in tender**.

81 Development work will be inspected and supervised under BWCC authority.

82 As in Handed over in Prevailing condition.

83 Tender documents may be downloaded from Government of Karnataka e-Procurement website https://kppp.karnataka.gov.in under login for Contractors. Aspiring Bidders/Contractors who have not registered in e-procurement should register before participating through the website viz., https://kppp.karnataka.gov.in)

84 For details, registration and e-payment login GOK e-Procurement website (viz., https://kppp.karnataka.gov.in) or contact e-Procurement Helpdesk at 080–25501216/25501227.

IV. INFRASTRUCTURE DETAILS

The following are the details pertaining to the Infrastructures provided

The Auditorium and associated buildings dimensions are hereby listed which should not be altered in any manner without prior approval from the commissioner. BWCC.

Seating Capacity of 180 nos

Equipment List for Auditorium Lighting System

Sl.No	List of Equipments	UOM	Qty
1	1000W PARCAN - Narrow	Nos	16
2	750W Profile	Nos	6
3	LED PAR RGB	Nos	12
4	12Ch Dimmer Pack	Nos	1
5	Lighting Board	Nos	1

Equipment List for Auditorium Sound System

Sl.No	List of Equipments	UOM	Qty
1	FOH Speaker System - LR	Nos	6
2	FOH Sub Speaker	Nos	2
3	Stage Monitor	Nos	2
4	Wireless Digital Mixer with iPad/Tab	Nos	1
5	Podium Mic	Nos	1
6	Cordless Hand-Held Mic	Nos	1
7	Wired Mics	Nos	4
8	Floor Mic Stand	Nos	2
9	Table Mic Stand	Nos	5
10	XLR Mic Cales - 5Mtrs	Nos	5
11	XLR Mic Cables - 10Mtrs	Nos	5

Equipment List for Auditorium Curtain System

Sl.No	List of Equipments	UOM	Qty
1	FOH Motorised Bi-Parting Curtain	Nos	1
2	Mid Motorised Bi-Parting Curtain	Nos	1

3	Rear Motorised Bi-Parting Curtain	Nos	1
4	Side Wings	Pair	5
5	Cyclorama Screen	Nos	1
6	Motor Control Centre	Nos	1

ANNEXURE

I. SCOPE OF WORK

BWCC invites offer from reputed agencies to **For** OPERATING, SUPERVISION AND MAINTAINANCE OF Dr.C. ASHWATH KALA BHAVANA AUDITORIUM AT N.R. COLONY IN WARD NO – 198 (154) IN BASAVANAGUDI DIVISION.

The main purpose of Outsourcing the Dr.C. ASHWATH KALA BHAVANA Auditorium and its associated buildings are as follows.

1) To serve the public.

2) To maintain Auditorium in good condition.

3) To generate revenue to the BWCC.

4) To maintain the Auditorium and its associated buildings in good.
condition.

5) To maintain the Auditorium in hygienic condition.

6) To protect the BWCC asset.

7) To provide security to both Auditorium and its associated buildings and
also to the users.

OCCUPANCY FROM MONDAY TO FRIDAY (ON WEEKDAYS)- per court		
Slots	SAT & SUN	MON TO FRIDAY
No. of Days per Year	103	262
Occupancy	100%	25%
	103	66
Deduction for holiday and maintenance	0	20
No. of Bookings per Year	103	46
Total No. of Bookings	149	

1. The above timings are liable to be changed by the BWCC according to the circumstances (if required)
2. **Only after intimating to the BWCC the seasonal pass rates may be fixed.**
3. **The total strength mentioned in the condition must be 180 nos in a batch is to be enforced strictly.**

Contractor
Executive engineer

Expenditure for Maintenance of Auditorium									
SL. No.	**Description**	**No**	**Dimension**			**Unit**	**Qty**	**Rate**	**Amount**
			L	**B**	**D**				
A	**Labour Component**								
1	**Cleaners (Housekeeping Personnel/WATCH MAN) as per the direction of the Engineer in charge of the work. Rate Calculation As Karnataka Labour Dept Minimum wages act Govt Notification No: KAE 106 LWA 2021 Nos Dated: 28.07.2022 Minimum wages with effect from 01.04.2024 to 31.03.2025**								
	Considering 12 Months	**4**	12				**48.00**		
	watch man -2. cleaning -2 nos					**Each**	**48.00**	22658.46	**1087606.24**
	Basic Rate + VDA	19530.12							
	EPF (Employee Contribution) @ 12% for Rs.15,000/-	2343.61							
	ESI (Employee Contribution) @ 0.75%	146.48							
	TAKE HOME SALARY [1-(2+3)]	17040.03							
	EPF (Employer's Contribution) @ 12% for Rs.15,000/-	2343.61							
	EDLI Charges @ 0.5% for Rs.15,000/-	75.00							

	Administration Charges @ 0.5% for Rs.15,000/-	75.00							
	ESI (Employer's Contribution) @ 3.25%	634.73							
	TOTAL AMOUNT (1+4+5+6+7)	22658.46							
2	**Literate Labourer (MANAGER) as per the direction of the Engineer in charge of the work. Rate Calculation As Karnataka Labour Dept Minimum The wages given below as per Department of Labour, GoK circular vide KAE 83 LMW 2022 dated 13-01-2023 wef 01-04-2023 are listed. The Zone-II rates rounded off to next higher value is considered for preparation of Rate analysis**								
	Considering 12 Months	**1**	12				**12.00**		
						Each	**12.00**	28807.27	**345687.24**
	Basic Rate + VDA (Per Day)	689.98							
	Basic Rate + VDA (Per Month)	20699.40							
	EPF (Employee Contribution) @ 12% for Rs.15,000/-	2483.93							
	ESI (Employee Contribution) @ 0.75%	155.25							
	TAKE HOME SALARY [1-(2+3)]	18060.23							
	EPF (Employer's Contribution) @ 12% for Rs.15,000/-	2483.93							
	EDLI Charges @ 0.5% for	75.00							

	Rs.15,000/-								
	Administration Charges @ 0.5% for Rs.15,000/-	75.00							
	ESI (Employer's Contribution) @ 3.25%	672.73							
	Sub Total Amount (1+4+5+6+7)	**24006.06**							
	Over Head Charges of 10%	2400.61							
	Provide Contractor Profit of 10%	2400.61							
	TOTAL AMOUNT (1+4+5+6+7)	**28807.27**							
	(A) Labour Cost								**1433293.48**
B	**Cleaning Materials**								
		Qty Reqd perMonth	**No. of months**	**Qty**	**Unit**	**Rate**	**Amount**		
3	**Phenyl (SI.No. 478, Page No. XVIII PWD SR 2018-19)**	20.00	12.00	240.00	**Ltr**	38.14	**9154.00**		
4	**Bleaching Powder**	20.00	12.00	240.00	**Kg**	98.75	**23700.00**		
5	**Mop stick- aluminium (Page No: A-28, Sl.No: 538, Vol-II, PWD SR 2023-24)**	5.00	12.00	60.00	**No**	102.00	**6120.00**		

6	**Coconut Broom stick (Page No: A-19, Sl. No: 241, Vol-II PWD SR 2023-24)**	2.00	12.00	24.00	**No**	38.00	**912.00**
7	**Bombay Broom stick (SI.No.851,Page No.XXXIII PWD SR 2018-19)**	2.00	12.00	24.00	**No**	52.38	**1257.00**
8	**Wiping Cloths (SI.No.477,Page No.XVIII PWD SR 2018-19)**	5.00	12.00	60.00	**Each**	22.86	**1372.00**
9	**Soap Oil (SI.No.478, Page No.XVIII PWD SR 2018-19)**	20.00	12.00	240.00	**Ltr**	38.14	**9154.00**
10	**Toilet Cleaner (SI.No.22.51, Page No.221 PWD SR 2023-24)**	15.00	12.00	180.00	**Ltr**	220.00	**39600.00**
	(B) Cleaning Material Cost						**91269.00**
						Add 18% GST	**16428.42**
						TOTAL (B)	**107697.42**
C	**Maintenance Materials**						
11	**Providing and fixing PVC (S.W.R) Gully Trap 10cms x 10cms with all fitting arrangements & all necessary accessories complete (SI.No.13.58, Page No.127 PWD SR 2023-24)**			4.00	**Each**	380.60	**1522.00**
12	**Providing and fixing C.P. brass bib cock of approved quality conforming to IS:8931 (SI.No.13.12, Page No.119 PWD SR 2023-24)**			6.00	**Each**	698.50	**4191.00**

13	**Providing and fixing G.I. Union in existing G.I. pipe line, cutting and threading the pipe and making long screws, including excavation, refilling the earth or cutting of wall and making good the same complete wherever required : 15 mm nominal bore(SI.No.13.11.1, Page No.119 PWD SR 2023-24)**			3.00	**Each**	589.60	**1769.00**
14	**Providing and fixing Bidet spray made of Stainless steel with all concealed fitting arrangements & all necessary accessories complete - Class (SI.No14.95 (B), Page No.221 PWD SR 2023-24)**			4.00	**Each**	1122.00	**4488.00**
15	**Providing and fixing Flush valve soft touch made of Stainless steel with all concealed fitting arrangements & all necessary accessories complete - Class (SI.No.14.94(B), Page No.221 PWD SR 2023-24)**			3.00	**Each**	4582.60	**13748.00**
16	**Supplying of .....feet -PVC Batten with integrated LED tube .... W with high quality diffuser with Life of 25000 burning hours & 70% lumen maintenance with CRI > 80. Power Input: 220-240V@ 50/60Hz & Power factor >0.9 along with CE approved. 2**			8.00	**Each**	690.00	**5520.00**

	years Warranty against any manufacturing defect working under standard electrical condition. LED light fitting 1 x 4' - 20/22 W (SI.No.22.51, Page No.221 PWD SR 2023-24)						
17	**Fixing all types and all capacities of fluorescent /false ceiling / spot light / CFL / LED fittings indoor on the wall/ ceiling / rafters / girders using 23/0.0076" twin twisted PVC insulated wires, required Nos of round blocks and clA. On wall/ ceiling / Rafter / Girders**			8.00	**Each**	122.00	**976.00**
18	**Supplying and fixing of modular switch & connected accessories on existing modular switch plate as per IS 3854 and IS 1293.6A One Way Switch**			10.00	**Each**	102.00	**1020.00**
19	**Supplying and fixing of modular switch & connected accessories on existing modular switch plate as per IS 3854 and IS 1293.6A Three Way socket**			8.00	**Each**	171.00	**1368.00**
20	**Supplying and fixing of modular switch & connected accessories on existing modular switch plate as per IS 3854 and IS 1293.Stepped Fan Regulator Two Module**			10.00	**Each**	357.00	**3570.00**

	(C) Maintaining Material Cost	**38172.00**
	Add 18% GST	**6870.96**
	TOTAL (C)	**45042.96**
	CERTIFICATE	
1	**Karnataka Labour Dept Minimum wages act Govt Notification No: KAE 106 LWA 2021 Nos Dated: 28.07.2022 Minimum wages with effect from 01.04.2024 to 31.03.2025**	

BIDDING AMOUNT FOR AUDITORIUM CONSIDERING ALL NECESSARY EXPENSES		
Auditorium	**=**	**1**
Labour Component	**=**	**1433293.48**
Cleaning Material (Including GST)	**=**	**107697.42**
Maintenance Material Cost (Including GST)	**=**	**45042.96**
Electricity Bill (Considering Avg of Rs 10000.00 per month) (h)	**=**	**120000.00**
Water Bill (Considering Avg of Rs 3000.00 per month) (h)	**=**	**36000.00**
Total Expenses	**=**	**1742033.86**
Considering on average Slots booking per yr	**=**	**149.00**
Considering 25000 / slot	**=**	**25000.00**
Total amount collected per year	**=**	**3725000.00**
NET Amount collected deducting expenditure	**=**	**1982966.14**
DEDUCTION 10% PROFIT	**=**	**-198296.61**
Amount considered for bidding	**=**	**1784669.53** **1785000.00**

V . Format for providing previous general experience

Sl No	Name of the project	Client Details	Value of the Project	Status of the project/Timely Completion/Cost over runs/meeting the design objectives

VI. DETAILS OF EXPERIENCE IN SIMILAR PROJECTS

To be furnished for relevant and similar projects executed by the bidder (please do not mention on going or incomplete projects here.)

Sl No	Name of the project	Client Details	Value of the Project	Type of Contract	TURN KEY/BOOT/ BOO/DBOT. ETC	Status of the project/Timely Completion/ Cost over runs/meeting the design objectives

VII. <u>PROFORMA FOR QUOTING THE FINANCIAL BID</u>

Sl No	Description	Rate Quoted (Total Amount for 10 years to be quoted)	
		In Figures	In Words
1	3 Years		
	Total		

VIII INSTRUCTIONS TO BIDDERS;

- The bidder should upload the technical documents through e-procurement portal within the stipulated period which is mandatory.
- All documents are to be scanned and uploaded.
- Total number in a batch mentioned in the condition is to be maintained strictly.
- As per e-procurement portal norms RFP documents should be downloaded.
- Income tax turnover certificate for Three years (2021-22 and 2024-25) are to be scanned and submitted.
- **Joint Venture / Consortium are not allowed strictly**.
- General details of the company, firms, Cultural event promoting bodies etc., along with full information pertaining to the organization are to be up loaded.
- Audited financial statements along with details including annual turnover, income and net cash accruals for the past 3 years are to be uploaded.
- Experience in the relevant field like, details of experience to carry out cultural events in Auditorium maintenance work in Auditorium in good condition, providing watch & ward to Auditorium and associated building maintenance and also for collection of s fees etc are to be uploaded.
- Business model for sharing of revenues are to be uploaded.
- Any other relevant information's for assignment.
- Company establishment details, men, and machineries details are to be uploaded.
- **In addition, 10% of the quoted / bid amount shall be paid as additional security deposit through bank guarantee.**
- EMD will be forfeited for non-submission of tender

- The tender is of Two cover system. 1) Technical bid & 2) Financial bid
- Previous experience of maintenance of Auditorium/ service details should be scanned and uploaded.
- The bidder should not be defaulter to BWCC.
- After down loading the RFP documents from the e-procurement portal duly filling the details along with necessary enclosures should be scanned and uploaded.
- RFP document may be uploaded through the e-procurement portal only in two cover system. Namely: 1. Technical bid and 2. Financial bid.
- Those who are eligible in technical evaluation their financial bids will be opened and those who are not eligible in technical evaluation their Financial bid will be rejected.
- Successful bidder should pay 10% of the bid amount within 7 days through D.D. in favor of Executive **Engineer, Special cell, BWCC** to execute the agreement**.**
- As per the terms and conditions the bidder has to maintain Auditorium and its associated building in hygienic and in good condition**.**

Signature of the Contractor
Executive Engineer

Special cell,

BWCC.